

HOME Investment Partnerships Program
Purchase Price / After-Rehabilitation Value Limits

County Name	State	MSA Name	FHA Limits (pre-Economic Stimulus Act)				Median Price	95 Percent of Median Limits			
			1-Unit	2-Unit	3-Unit	4-Unit		95% median (1-Unit)	2-Unit	3-Unit	4-Unit
Barnstable County	MA	Barnstable Town, MA Metropolitan Statistical Area	362,790	438,700	533,000	615,000	335,000	318,250	407,429	492,486	612,040
Berkshire County	MA	Pittsfield, MA Metropolitan Statistical Area	204,535	256,248	309,744	384,936	182,250	173,138	221,653	267,927	332,968
Bristol County	MA	Providence-New Bedford-Fall River, RI-MA Metropolitan Statistical Area	316,350	359,397	434,391	539,835	254,750	242,013	309,828	374,510	465,424
Dukes County	MA		362,790	464,449	561,411	697,696	626,000	594,700	761,344	920,288	1,143,692
Essex County	MA	Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area	362,790	461,113	560,231	646,421	330,000	313,500	401,348	485,136	602,905
Franklin County	MA	Springfield, MA Metropolitan Statistical Area	207,860	256,248	309,744	384,936	180,000	171,000	218,917	264,619	328,857
Hampden County	MA	Springfield, MA Metropolitan Statistical Area	207,860	256,248	309,744	384,936	176,000	167,200	214,052	258,739	321,549
Hampshire County	MA	Springfield, MA Metropolitan Statistical Area	207,860	256,248	309,744	384,936	239,000	227,050	290,673	351,356	436,649
Middlesex County	MA	Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area	362,790	461,113	560,231	646,421	395,000	375,250	480,401	580,693	721,659
Nantucket County	MA		362,790	464,449	561,411	697,696	1,144,000	1,086,800	1,391,339	1,681,803	2,090,070
Norfolk County	MA	Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area	362,790	461,113	560,231	646,421	378,000	359,100	459,725	555,701	690,600
Plymouth County	MA	Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area	362,790	461,113	560,231	646,421	296,750	281,913	360,909	436,255	542,158
Suffolk County	MA	Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area	362,790	461,113	560,231	646,421	330,000	313,500	401,348	485,136	602,905
Worcester County	MA	Worcester, MA Metropolitan Statistical Area	292,600	371,621	449,181	558,236	228,900	217,455	278,389	336,508	418,197

Please note: The Department of Housing & Community Development, as administrator of the Commonwealth of MA's HOME program, uses the 95 Percent of Median Limits.

Current Section 203(b) mortgage limits exceed the 95 percent maximum purchase or after rehabilitation value limits authorized by the HOME statute.

In accordance with the guidance provided in HUD's January, 2009 HOMEfires Vol. 10 No. 1 (which supersedes HOMEfires Vol. 9, No. 3), participating jurisdictions are authorized to use either the Section 203(b) mortgage limits established as of February, 2008 or the actual 95 percent of median sales price limits for their areas, whichever is higher. These 2011 Limits are effective January 1, 2011.

Participating jurisdictions also have the option of determining their own limits in accordance with the procedures described in the HOME regulations at 24 CFR 92.254.